

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Montgomery County

State: PA

PJ's Total HOME Allocation Received: \$22,119,090

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 29				
% of Funds Committed	98.63 %	94.92 %	6	93.41 %	96		93
% of Funds Disbursed	84.32 %	89.08 %	27	84.68 %	36		37
Leveraging Ratio for Rental Activities	3.64	4.76	17	4.72	35		41
% of Completed Rental Disbursements to All Rental Commitments***	98.94 %	93.07 %	14	80.76 %	67		57
% of Completed CHDO Disbursements to All CHDO Reservations***	73.12 %	72.06 %	17	68.18 %	51		50
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	79.96 %	82.28 %	18	80.32 %	36		36
% of 0-30% AMI Renters to All Renters***	32.62 %	37.40 %	17	45.16 %	28		27
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.79 %	98.52 %	14	95.04 %	62		59
Overall Ranking:			In State:	16 / 29	Nationally:	61	60
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$11,532	\$19,533		\$26,037	938	Units	76.00 %
Homebuyer Unit	\$43,422	\$15,828		\$14,755	66	Units	5.30 %
Homeowner-Rehab Unit	\$18,946	\$15,982		\$20,487	25	Units	2.00 %
TBRA Unit	\$9,728	\$5,858		\$3,225	205	Units	16.60 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montgomery County PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$48,091	\$128,605	\$21,042
State:*	\$96,889	\$38,326	\$16,102
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 1.4 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.08

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	87.0	53.0	40.0	60.5
Black/African American:	9.4	36.4	60.0	36.6
Asian:	2.0	0.0	0.0	0.5
American Indian/Alaska Native:	0.1	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	1.5	0.0	0.0
Black/African American and White:	0.1	3.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.1	3.0	0.0	0.5
Asian/Pacific Islander:	0.1	0.0	0.0	0.5

ETHNICITY:

Hispanic	1.2	3.0	0.0	1.5
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HOUSEHOLD SIZE:

1 Person:	69.7	15.2	40.0	57.1
2 Persons:	23.0	27.3	36.0	20.5
3 Persons:	4.1	30.3	4.0	16.6
4 Persons:	2.1	15.2	12.0	4.4
5 Persons:	0.5	9.1	4.0	1.0
6 Persons:	0.5	3.0	4.0	0.0
7 Persons:	0.1	0.0	0.0	0.5
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	8.5	37.9	24.0	64.4
Elderly:	85.0	0.0	48.0	1.0
Related/Single Parent:	4.6	34.8	12.0	21.5
Related/Two Parent:	1.8	25.8	16.0	5.4
Other:	0.0	1.5	0.0	7.8

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	32.1	3.0 [#]
HOME TBRA:	0.0	
Other:	13.7	
No Assistance:	54.3	

of Section 504 Compliant Units / Completed Units Since 2001 21

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery County

State: PA

Group Rank: 61
(Percentile)

State Rank: 16 / 29 PJs

Overall Rank: 60
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	98.94	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	73.12	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	79.96	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	99.79	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.39	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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